

IN RE: PETITION FOR VARIANCE
NW/Corner Loch Raven Boulevard and
Taylor Avenue
(8000 Loch Raven Boulevard)
9th Election District
6th Council District

Johns Hopkins Hospital Endowment Fund, Owners;
Sun Oil Company, Contract Lessee

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 02-370-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Johns Hopkins Hospital Endowment Fund, and the Contract Lessee, Sun Oil Company, through their attorney, Anthony J. DiPaula, Esquire. The Petitioners seek relief from the sign regulations set forth in Section 450.4.5(b) and (e) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit two (2) existing freestanding ID signs, one with an area of 140.62 sq.ft. (including price sign) and one with an area of 66.6 sq.ft. in lieu of the two permitted freestanding signs, each 75. sq.ft. in area, and, to permit eight (8) canopy signs, two with an area of 176.4 sq.ft., two with an area of 76.5 sq.ft., two with an area of 99.0 sq.ft., and two with an area of 19.6 sq.ft., all in lieu of the six (6) permitted canopy signs, each with an area of 25 sq.ft. The subject property and requested relief are more particularly described on the two-page site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were several representatives of Sun Oil Company, including Thomas J. Hoff, Registered Landscape Architect who prepared the site plan for this property, and Anthony J. DiPaula, Esquire, attorney for the Petitioners. Donna Spicer appeared as an interested person on behalf of the local community associations.

The subject property under consideration is an irregular shaped parcel located on the northwest corner of the intersection of Loch Raven Boulevard and Taylor Avenue in Towson. The

ORDER RECEIVED FOR FILING

Date

By

5/21/12
Rop

property contains a gross area of 0.82 acres in area, zoned B.L.-C.C.C., and is improved with a one-story automotive service station operating under the trade name Sunoco by the Sun Oil Company. The building contains several service bays where repairs and maintenance on automobiles is performed, and there is a small store which sells convenience-type items. The site also features five (5) multi-product fuel dispensers, two of which are located under a canopy on the north portion of the site most readily accessible from Loch Raven Boulevard. Two additional dispensers are located under a second canopy located immediately adjacent to the intersection, and a fifth dispenser, which is uncovered, is located on the west side of the site, near access from Taylor Avenue. The details of the site layout and improvements thereon are more particularly shown on Petitioner's Exhibit 1.

The instant Petition for Variance relates to a new signage for the subject site. The Petitioners do not propose any building addition or change in use. The business will continue to perform automotive service repairs, and sell fuel as well as convenience items. It is to be noted that this site has been used in this manner for many years.

Mr. Hoff and Mr. DiPaula indicated that this proposal is the latest in a series of improvements to Sunoco stations throughout Baltimore County. In fact, this Zoning Commissioner has considered prior cases seeking variance relief for signage for other Sunoco stations in Baltimore County. As a result of those prior cases and negotiations with the Office of People's Counsel, the applicant has developed a uniform sign package, which apparently has been reviewed and accepted by the Office of People's Counsel. The sign package features less signage than originally desired by Sun Oil Company; however, is acceptable to that entity. Nonetheless, variance relief is necessary in that the sign area and number of signs proposed exceed that allowed by the B.C.Z.R.

As noted above, there are actually two sign variances requested. The first is to allow two freestanding signs. Presently, there are four freestanding signs on the property, two of which will be eliminated and two redeveloped in accordance with the sign elevation drawings submitted. One sign will be located to identify the various types of fuel sold and their respective prices for

traffic on Loch Raven Boulevard. The second freestanding sign is shown immediately adjacent to Loch Raven Boulevard's intersection with Taylor Avenue. The second variance relates to the canopy signage. Due to an interpretation by the Zoning Review Division of the Department of Permits and Development Management, the entire face of the two canopies is counted when calculating the overall size of the sign. This is despite the fact that a portion of the canopy does not contain any lettering, but distinctive striping. Cumulatively, the signs proposed for the two canopies require variance relief.

As noted above, Ms. Spicer appeared on behalf of several local community associations, which have worked tirelessly to redevelop the business and residential communities in this area. Ms. Spicer endorses the proposal but requested that the Petitioners work with her associations for improvements throughout the locale.

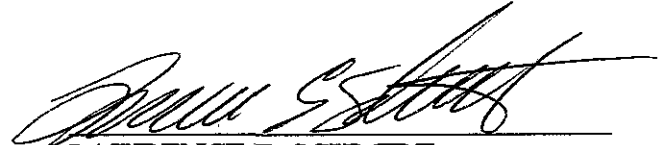
Based upon the testimony and evidence offered, I am easily persuaded to grant the request. It is clear that the proposed sign package represents an improvement to the site. Indeed, there will be less signage on the property than presently exists. I am also persuaded that the Petitioner would suffer a practical difficulty if relief was denied and that the requested variances can be granted without detrimental impact to the surrounding locale. The uniqueness of this site is its corner location, configuration, and topography. The sign package appears appropriate in this instance, and thus, the relief requested shall be approved

Pursuant to the advertisement, posting of the property and public hearing on this petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 21st day of May, 2002 that the Petition for Variance seeking relief from the sign regulations set forth in Section 450.4.5(b) and (e) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit two (2) existing freestanding ID signs, one with an area of 140.62 sq.ft. (including price sign) and one with an area of 66.6 sq.ft. in lieu of the two permitted freestanding signs, each 75. sq.ft. in area, and, to permit eight (8) canopy signs, two with an area of 176.4 sq.ft., two with an area of 76.5 sq.ft., two with an area of 99.0 sq.ft., and two with an area of 19.6 sq.ft.,

all in lieu of the six (6) permitted canopy signs, each with an area of 25 sq.ft., in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their sign permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 5/21/12
By [Signature]



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

May 20, 2002

Anthony J. DiPaula, Esquire
DiPaula & Sullivan, LLC
34 S. Main Street
Bel Air, Md. 21014

RE: PETITION FOR VARIANCE
NW/Corner Loch Raven Boulevard and Taylor Avenue
(8000 Loch Raven Boulevard)
9th Election District – 6th Council District
Johns Hopkins Hospital Endowment Fund, Owners; Sun Oil Company, Lessees - Petitioners
Case No. 02-370-A

Dear Mr. DiPaula:

Enclosed please find a copy of the decision rendered in the above-captioned matter.
The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Ronald J. Werthman, V.P. & Treasurer, Mercantile Safe Deposit & Trust Co.
Two Hopkins Plaza, P.O. Box 2257, Baltimore, MD 21203
Mr. Scott T. Cullinan, P.E., Sr. Construction Engineer, Sun Oil Company
1801 Market Street, Ten Penn Center, Philadelphia, PA 19103-1628
Mr. Thomas J. Hoff, 406 W. Pennsylvania Avenue, Towson, MD 21204
Ms. Donna Spicer, 8719 Eddington Road, Baltimore, Md. 21234
People's Counsel; Case File

Come visit the County's Website at www.co.ba.md.us





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8000 Loch Raven Boulevard

which is presently zoned BL-CCC

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) listed on the attached page

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

The variances are needed to upgrade the property to nationally-implemented signage requirements, and are required due to varying interpretations of the current Zoning Regulations.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Sun Oil Co.

Name - Type or Print

Signature Scott T. Cullinan, PE, Sr. Constr. Engineer

1801 Market Street, Ten Penn Center

Address

Telephone No.

Philadelphia, PA 19103-1628

City

State

Zip Code

Attorney For Petitioner:

Anthony J. DiPaula

Name - Type or Print

Signature

DiPaula & Sullivan, LLC

Company

341 S. Main ST.

410-893-4255

Address

Telephone No.

Bel Air, MD 21014

City

State

Zip Code

Legal Owner(s):

Johns Hopkins Hospital Endowment Fund c/o

Name - Type or Print Wayne Townsend, Mercantile Safe Deposit and Trust Co.

Signature

Ronald J. Werthman, Vice Pres & Treas.

Name - Type or Print

Signature

Two Hopkins Plaza, P.O. Box 2257

Address

Telephone No.

Baltimore, MD 21203

City

State

Zip Code

Representative to be Contacted:

Thomas J. Hoff, Thomas J. Hoff, Inc.

Name

406 W. Pennsylvania Avenue

Address

Telephone No.

Towson, MD 21204

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING

Reviewed By CTM Date 3/7/02

ORDER RECEIVED FOR FILING

Date

By 9/15/98

Case No. 02-370-A

Attachment to Petition for Variance – 8000 Loch Raven Boulevard

1. Section 450.4.5(b) to allow a service station with two (2) existing freestanding ID ^{signs} ~~signs~~, one with an area of 140.62 square feet (including price sign) and one with an area of 66.6 square feet in lieu of the permitted two (2) signs with an area of 75 square feet each.

2. Section 450.4.5(e) to allow eight (8) canopy signs, two (2) with an area of 176.4 square feet each, two (2) with an area of 76.5 square feet each, two (2) with an area of 99.0 square feet each and two (2) with an area of 19.6 square feet each in lieu of the permitted six (6) canopy signs with an area of 25 square feet each.

s:\das\ajd\Engineering Solutions.4\Attachment-Loch Raven

ORDER RECEIVED FOR FILING

Date

5/8/12

By

J. J. J.

370

THOMAS J. HOFF, INC.
Landscape Architects and Land Development Consultants
406 WEST PENNSYLVANIA AVENUE
TOWSON, MD. 21204
410-296-3668
FAX 410-296-5326

March 6, 2002

**Description of the Sunoco Service Station, 8000 Loch Raven Boulevard, to Accompany
Petition for Variances.**

BEGINNING FOR THE SAME at a point on the west side of Loch Raven Boulevard, 260 feet
more or less north of the centerline of Taylor Avenue.

Thence binding on the west side of Loch Raven Boulevard,

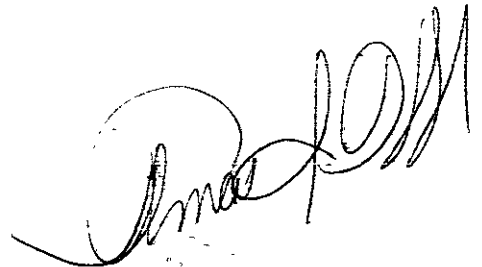
- (1) By a curve to the left having a radius of 1751.00 feet and a length of 148.03 feet, thence
- (2) By a curve to the right having a radius of 84.25 feet and a length of 82.50 feet, thence
binding on the north side of Taylor Avenue
- (3) North 60 degrees 41 minutes 08 seconds West 38.36 feet, thence
- (4) North 29 degrees 18 minutes 52 seconds East 2.12 feet, thence
- (5) By a curve to the right having a radius of 1365.50 feet and a length of 91.79 feet, thence
leaving the north side of Taylor Avenue
- (6) North 33 degrees 13 minutes 26 seconds East 219.00 feet, thence
- (7) South 56 degrees 48 minutes 54 seconds East 165.00 feet,

to the point of beginning containing 0.82 acres (35,724 square feet) of land more or less.

Note:

This Description has been prepared for zoning purposes only.

#370



**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No. **11122**

DATE **2/7/02**

ACCOUNT **Rec 1006 C150**

AMOUNT \$ **250.00**

RECEIVED FROM: **LOG. SOLUTIONS, INC.**

FOR: **VALENTINE**

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

DATE **3/07/2002** TIME **09:34:15**

REL **4504** CASHIER **DDL** AND **DKR** 2

RECEIPT # **177390** OFLN

DEPT **5** 526 ZONING VERIFICATION

CR NO. **01122** Receipt Tot **250.00**

250.00 DK **.90** CH

Baltimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #02-370-A

8000 Loch Raven Boulevard

NW/SE of Loch Raven, 260' +/- corner NE/SE of Taylor Avenue

9th Election District - 6th Councilmanic District

Legal Owner(s): Ronald J. Werthman, Johns Hopkins Hospital Endowment Fund

Contract Purchaser: Scott T. Cullinan, Sun Oil Co.

Variance: to allow a service station with two existing free-standing ID signs one with area 140.62 square feet and one with area 66.6 square feet in lieu of the permitted two signs with an area of 75 square feet; to allow eight canopy signs, two with an area of 176.4 square feet, two with an area of 76.5 square feet, two with an area of .99 square feet and 2 with an area of 19.6 square feet each in lieu of the permitted six canopy signs with an area of 25 square feet each.

Hearing: Tuesday, May 14, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Besley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1). Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2). For information concerning the file and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 4/7/98 April 30

C535535

CERTIFICATE OF PUBLICATION

5/3/2002

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/30/2002.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkins

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No. 02-370-A
Petitioner/Developer:
Sun Oil Co.
Hearing Date: **05/14/02**

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Mr. George Zahner

Ladies and Gentlemen:

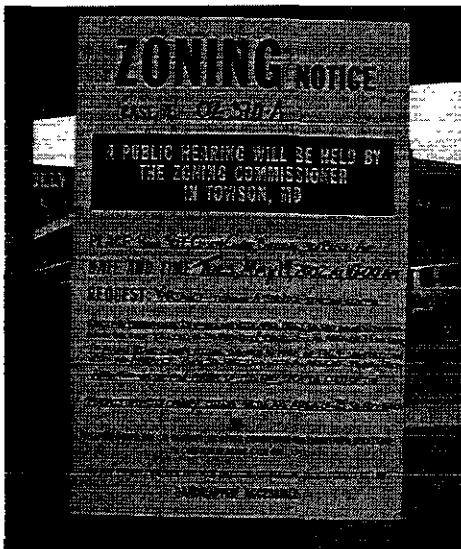
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at **8000 Loch Raven Blvd..**

The sign(s) were posted on **04/27/02.**

Sincerely,



Thomas J. Hoff
Thomas J. Hoff, Inc.
406 West Pennsylvania Avenue
Towson, MD. 21204
410-296-3668



DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number 02-370-A.

Petitioner SUN OIL Co.

Address or Location. 8000 LOCH RAVEN BLVD.

PLEASE FORWARD ADVERTISING BILL TO

Name THOMAS J. HOFF, INC.

Address 406 W. PENNSYLVANIA AVE.

TOWSON, MD 21204

Telephone Number 410-296-3468

TO: PATUXENT PUBLISHING COMPANY
Tuesday, April 30, 2002 Issue – Jeffersonian

Please forward billing to:
Thomas J Hoff Inc
406 W Pennsylvania Avenue
Towson MD 21204

410 296-3668

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-370-A
8000 Loch Raven Boulevard
NW/S of Loch Raven, 260' +/- corner NE/S of Taylor Avenue
9th Election District – 6th Councilmanic District
Legal Owner: Ronald J Werthman, Johns Hopkins Hospital Endowment Fund
Contract Purchaser: Scott T Cullinan, Sun Oil Co.

Variance to allow a service station with two existing freestanding ID signs one with area 140.62 square feet and one with area 66.6 square feet in lieu of the permitted two signs with an area of 75 square feet, to allow eight canopy signs, two with an area of 176.4 square feet, two with an area of 76.5 square feet, two with an area of .99 square feet and 2 with an area of 19.6 square feet each in lieu of the permitted six canopy signs with an area of 25 square feet each.

HEARING: Tuesday, May 14, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue


Lawrence E. Schmidt

LAWRENCE E. SCHMIDT G D Z
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

March 27, 2002

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-370-A
8000 Loch Raven Boulevard
NW/S of Loch Raven, 260' +/- corner NE/S of Taylor Avenue
9th Election District – 6th Councilmanic District
Legal Owner: Ronald J Werthman, Johns Hopkins Hospital Endowment Fund
Contract Purchaser: Scott T Cullinan, Sun Oil Co.

Variance to allow a service station with two existing freestanding ID signs one with area 140.62 square feet and one with area 66.6 square feet in lieu of the permitted two signs with an area of 75 square feet, to allow eight canopy signs, two with an area of 176.4 square feet, two with an area of 76.5 square feet, two with an area of .99 square feet and 2 with an area of 19.6 square feet each in lieu of the permitted six canopy signs with an area of 25 square feet each

HEARING: Tuesday, May 14, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon GDZ
Director

C: Anthony J DiPaula, DiPaula & Sullivan, 34 S Main Street, BelAir 21014
Ronald J Werthman VP, Johns Hopkins Hospital Endowment Fund, Two Hopkins Plaza,
Baltimore 21203
Scott T Cullinan, Sun Oil Co., 1801 Market Street, Ten Penn Center, Philadelphia PA 19103
Thomas J Hoff, 406 W Pennsylvania Avenue, Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, APRIL 29, 2002**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Come visit the County's Website at www.co.ba.md.us





Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

May 10, 2002

Anthony J DiPaula
DiPaula & Sullivan LLC
34 S Main Street
Bel Air MD 21014

Dear Mr. DiPaula:

RE: Case Number: 02-370-A, 8000 Loch Raven Boulevard

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 7, 2002.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. 602
Supervisor, Zoning Review

WCR: gdz

Enclosures


c: Wayne Townsend, Mercantile Safe Deposit & Trust Co, Ronald J Werthman VP
& Treas., Two Hopkins Plaza, Baltimore 21203
Sun Oil Co. Scott T Cullinan, 1801 Market Street, Ten Penn Center,
Philadelphia PA 1913-1638
Thomas J Hoff, 406 W Pennsylvania Avenue, Towson 21204
People's Counsel

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

DATE: April 17, 2002

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for *March 25, 2002*
Item Nos. 360, 361, 362, 363, 364, 365,
366, 367, 368, 369, (370), 371, 372, 373,
375, 376 and 377

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:CEN:cab

cc: File



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

March 18, 2002

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF March 18, 2002

Item No.: 360-366, 368, (370)-377

Dear Ms. Zahner:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Marshal's Office has no comments at this time.

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

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Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley *TBS/TuT*
DATE: April 16, 2002

Zoning Advisory Committee Meeting of March 18, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

360, 361, 362, 365, 366, 367, 369, 370, 371, 372, 373, 375, 377

Waiting on AG Comments for #364, 368

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS KBT*

DATE: April 25, 2002

Zoning Advisory Committee Meeting of March 18, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

360, 361, 362, 365, 366, 367, 369, 370, 371, 372, 373, 375, 377

No AG Comments for #364, 368

410
5/14

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: March 25, 2002

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

MAR 22 ..

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-317, 02-333, & 02-370

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:

Mark A. Cunningham

Section Chief:

Jeffrey W. Goy

AFK/LL:MAC



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 3.19.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 370 LTM

Dear Mr. Zahner:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US 542. are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at lgredlein@sha.state.md.us.

Very truly yours,

Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR VARIANCE
8000 Loch Raven Boulevard, NW/S Loch Raven Blvd,
260' +/- from cor Taylor Ave
9th Election District, 6th Councilmanic

Legal Owner: Johns Hopkins Hospital Endowment Fund
Contract Purchaser: Sun Oil Co.
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-370-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.



PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



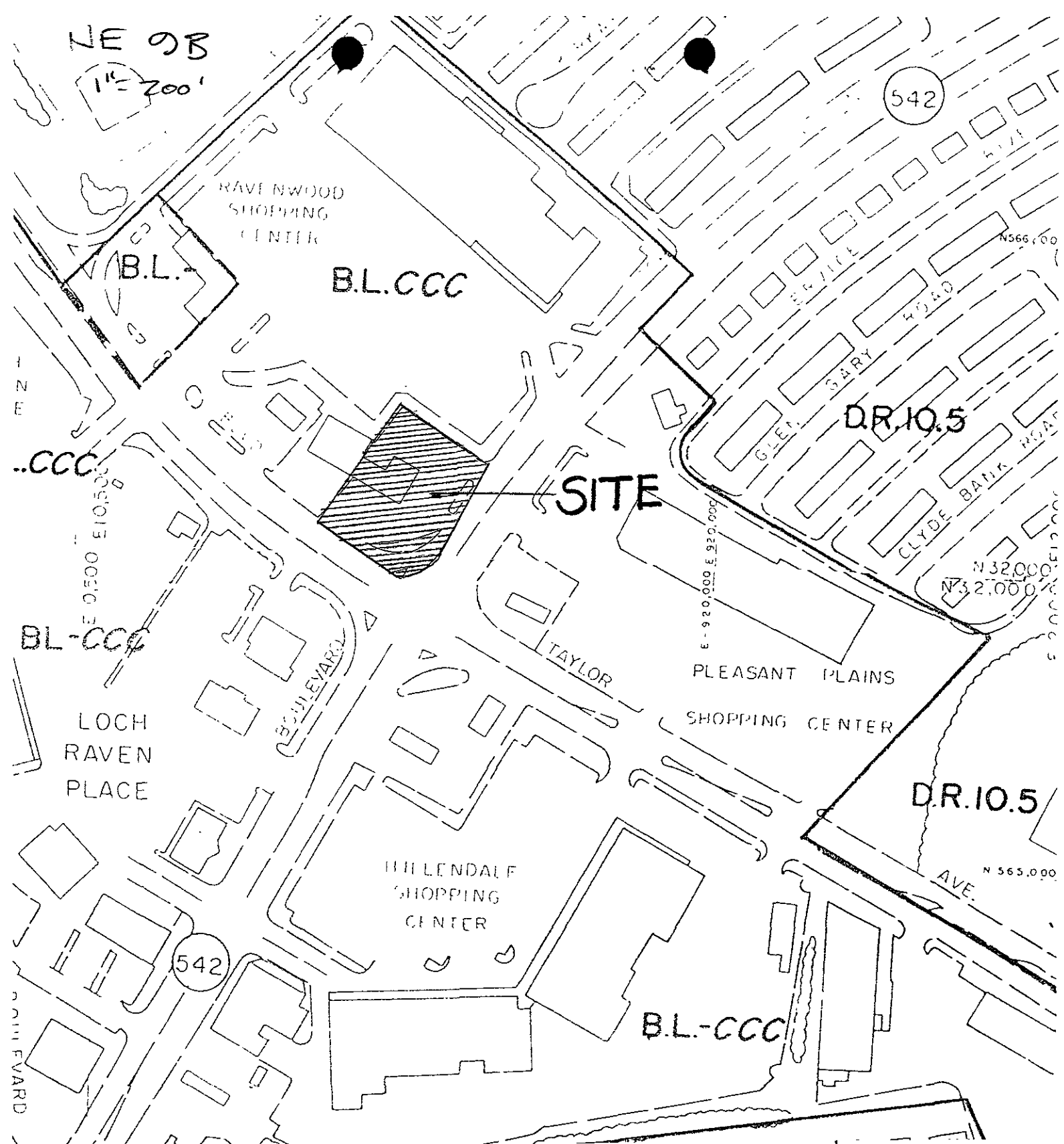
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 27th day of March, 2002 a copy of the foregoing Entry of Appearance was mailed to Anthony J. DiPaula, Esq., DiPaula & Sullivan, 34 S. Main Street, Bel Air, MD 21014, attorney for Petitioner(s).



PETER MAX ZIMMERMAN



NE 8B
1" = 200'
#370

SCALE 1" = 200' ±
DATE OF PHOTOGRAPHY JANUARY 1986

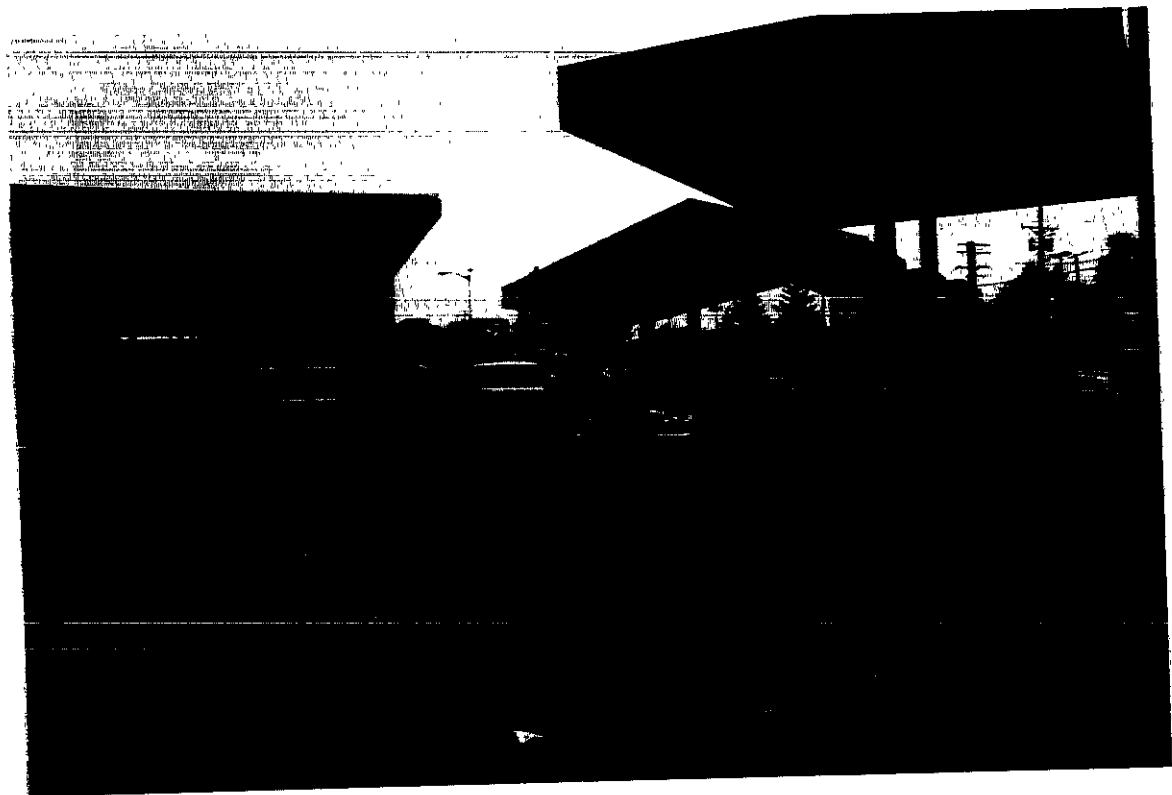
LOCATION WILTONDALE TOWSON HEIGHTS LOCH RAVEN VILLAGE

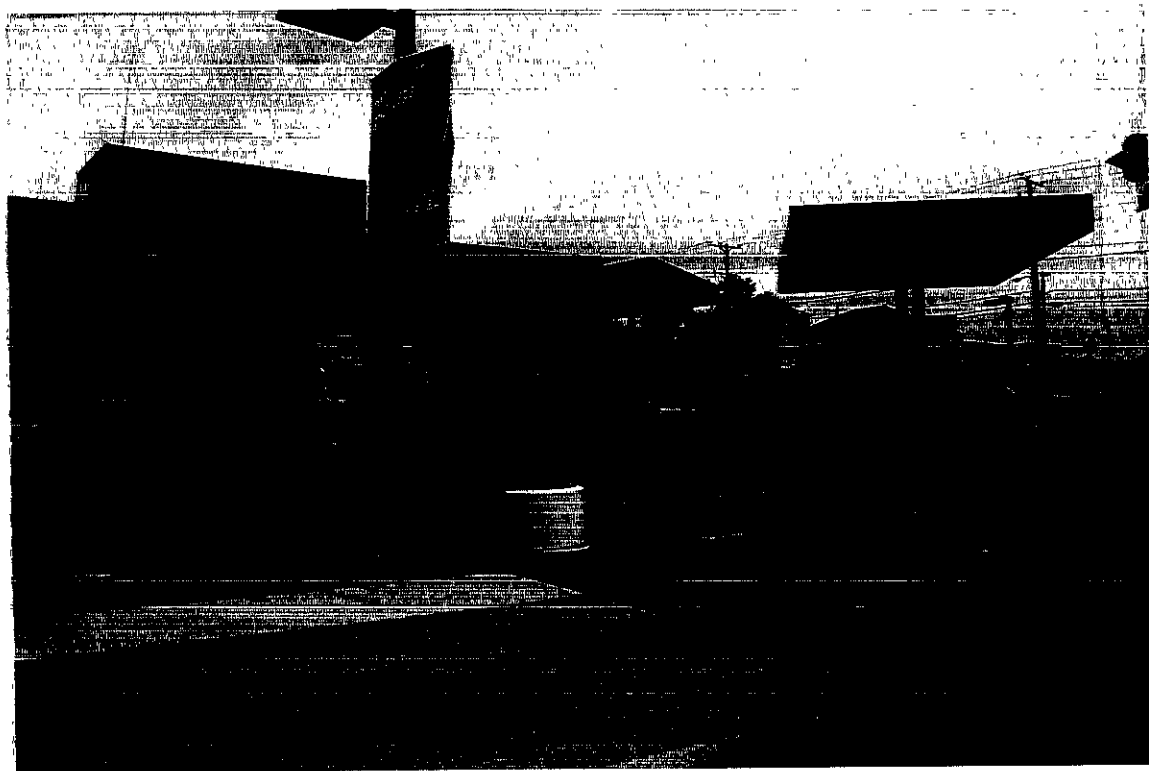
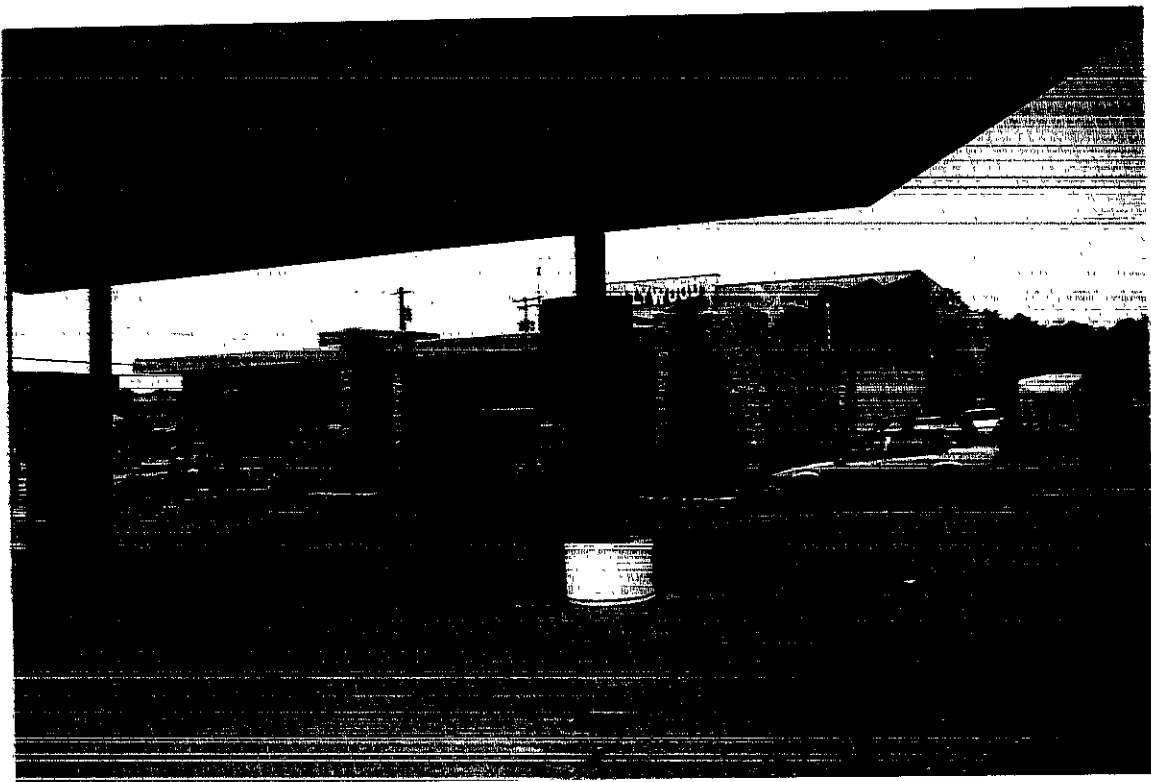
SHEET N.E 9-B + 8B

photographs

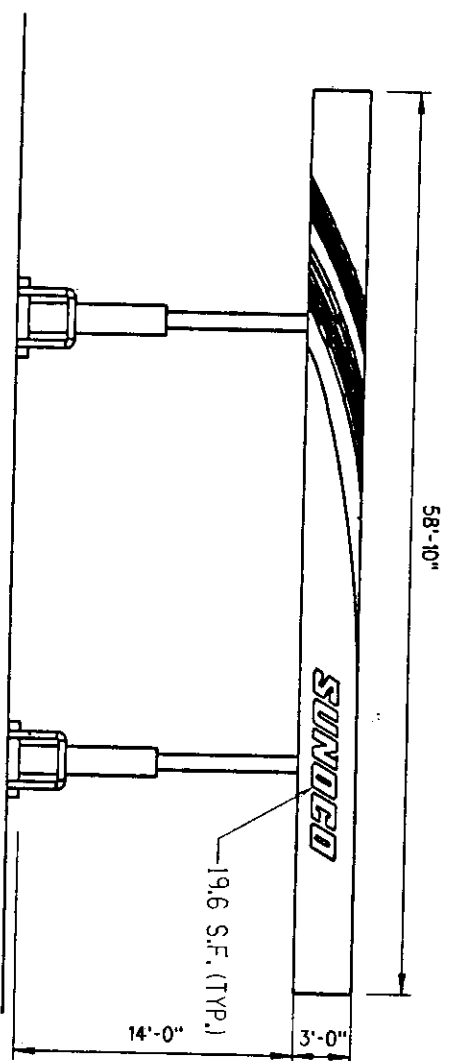
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#02-376-A

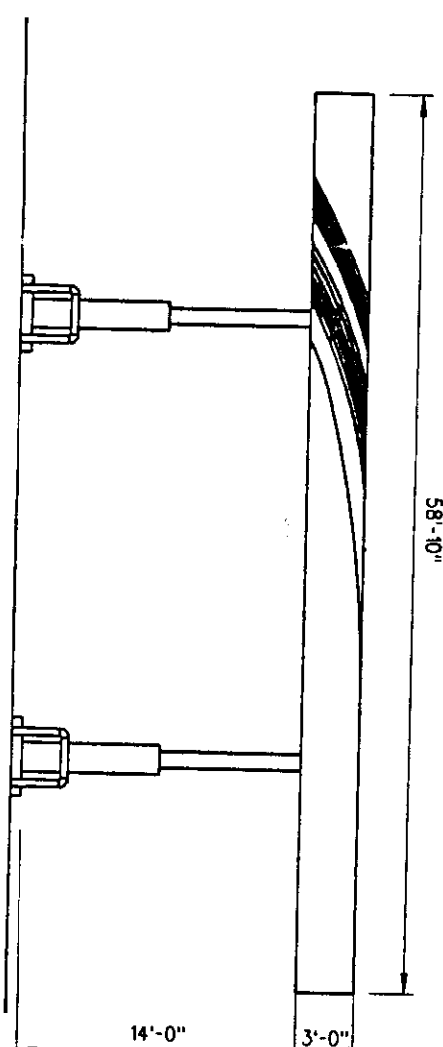




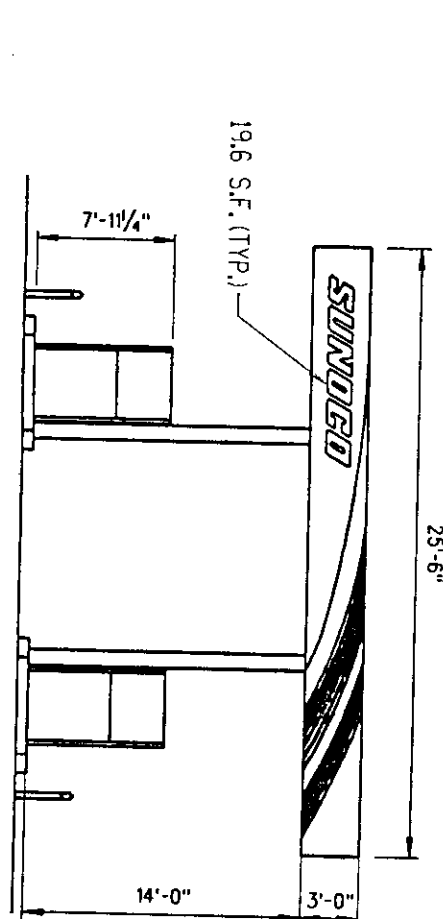




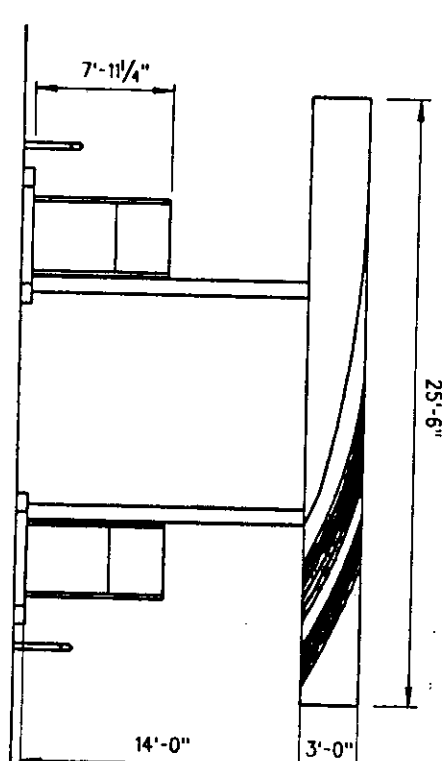
CANOPY NO. 2 FRONT ELEVATION (PROPOSED) (176.4 S.F.)
SCALE NOT TO SCALE



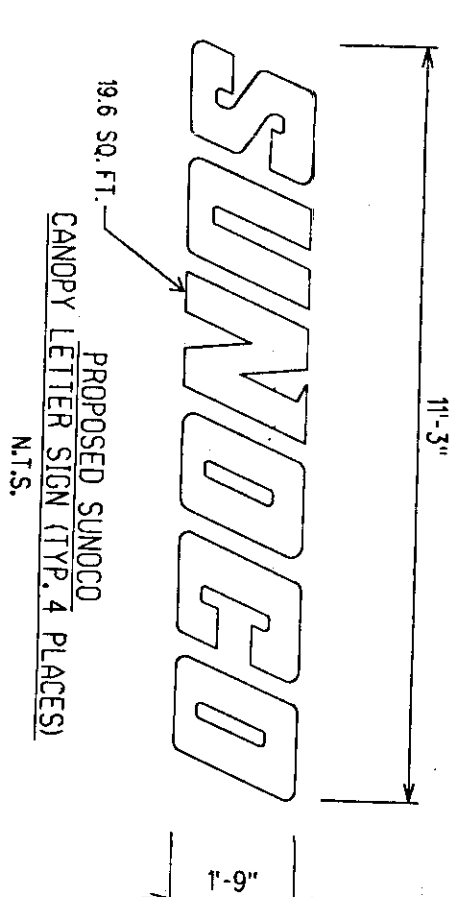
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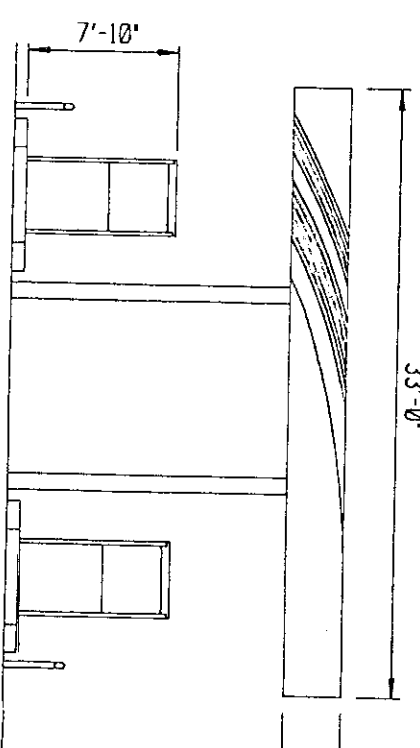
CANOPY NO. 2 LEFT SIDE ELEVATION (PROPOSED) (176.5 S.F.)
SCALE NOT TO SCALE



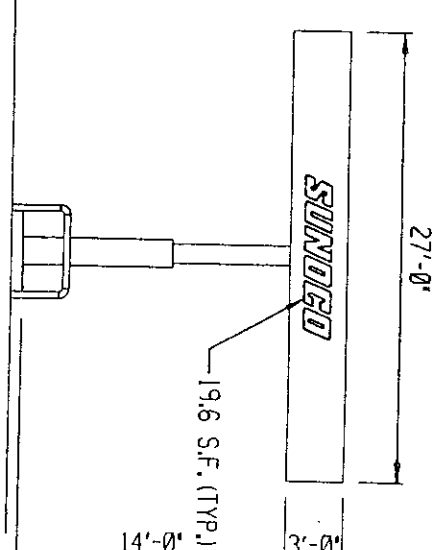
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SCALE NOT TO SCALE



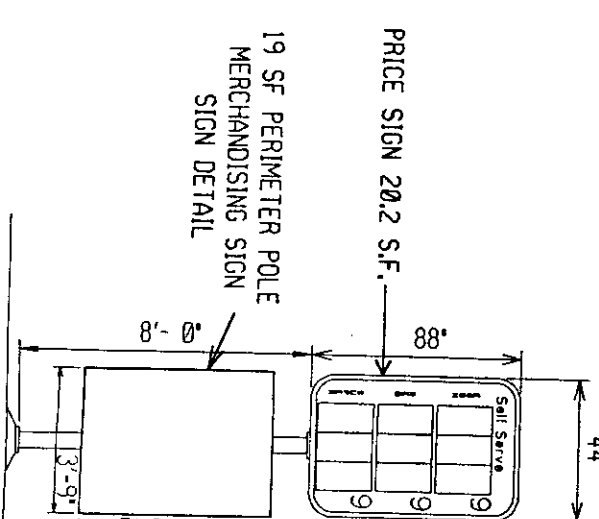
EXISTING CANOPY DIAMOND SIGN TO BE REMOVED
TYPE A PLACES
SCALE N.T.S.



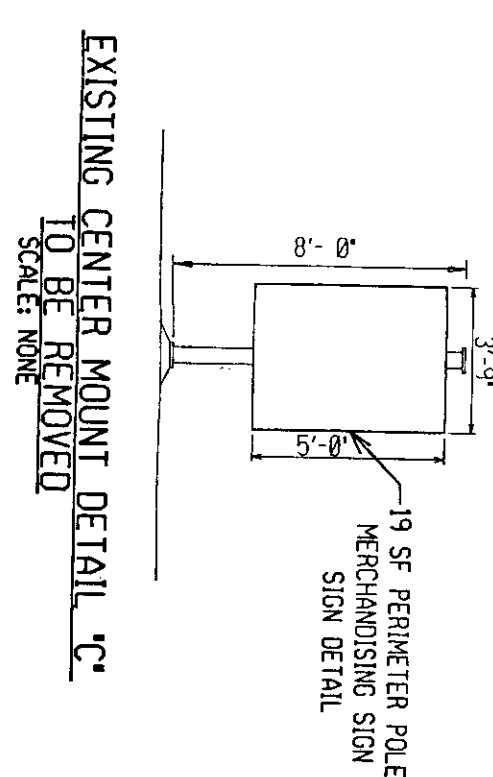
CANOPY NO. 1 FRONT & REAR ELEVATION (PROPOSED) (99.0 S.F.)
SCALE N.T.S.



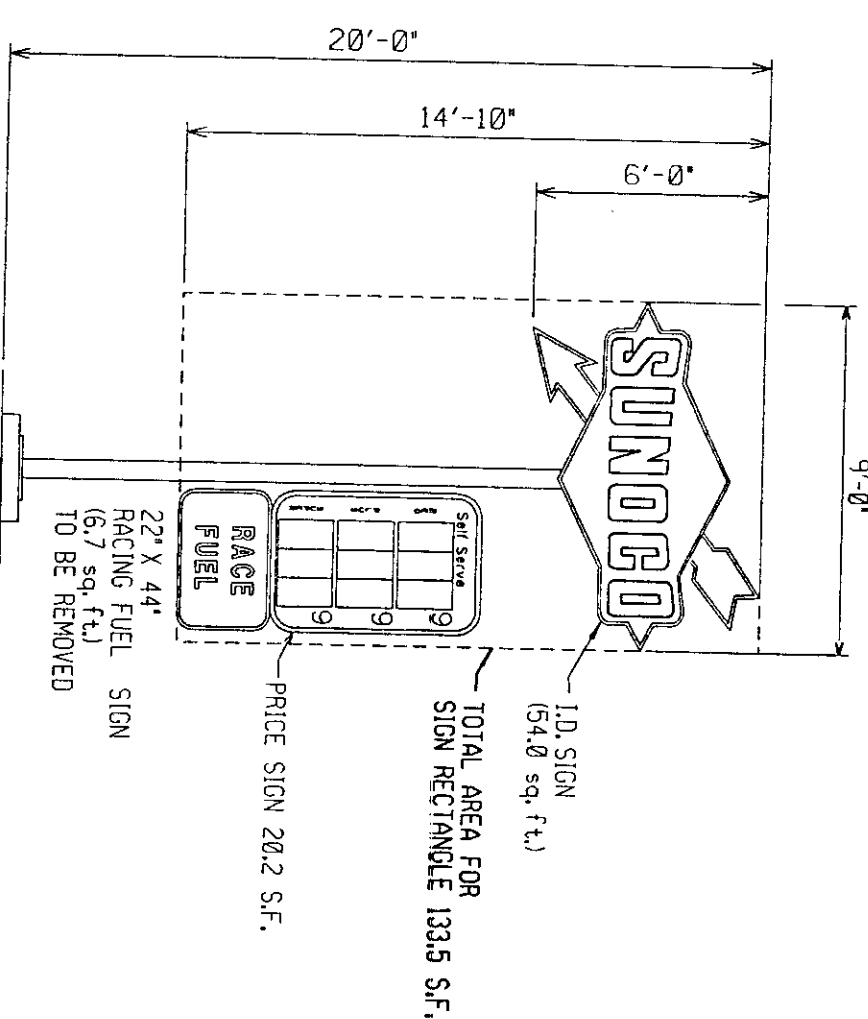
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SCALE N.T.S.



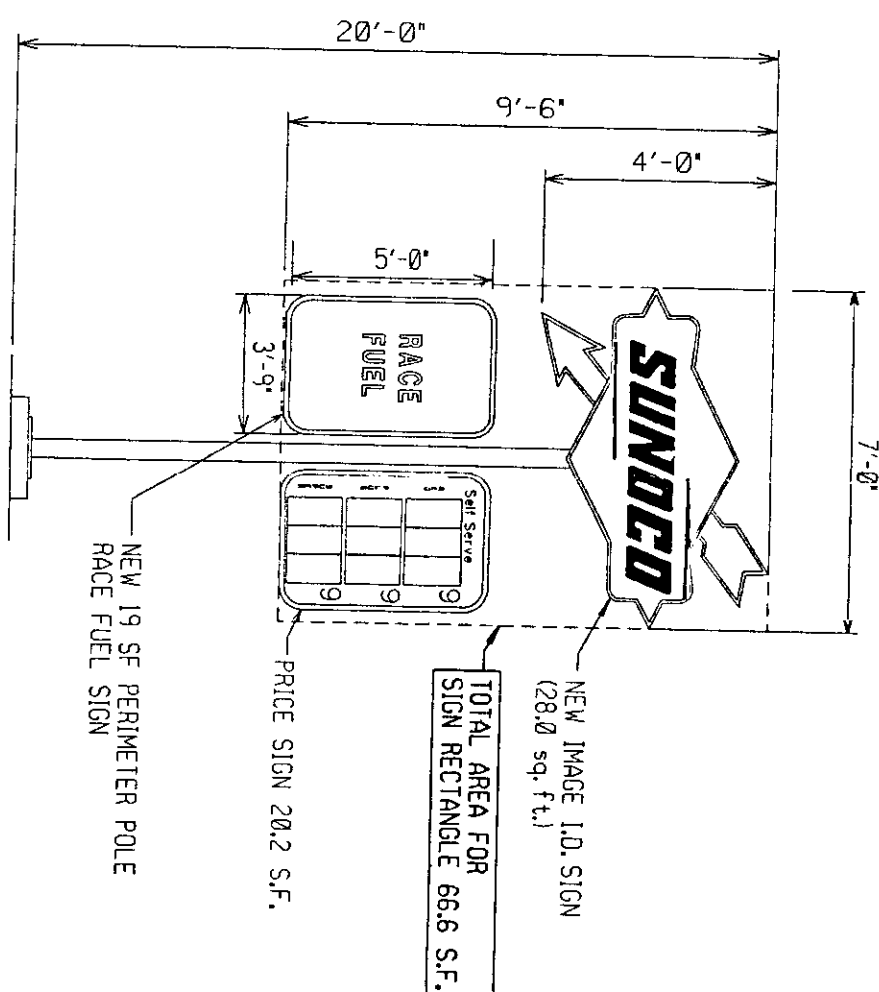
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TO BE REMOVED
APPROXIMATE SIGNAGE 13.8 S.F.
SCALE NONE



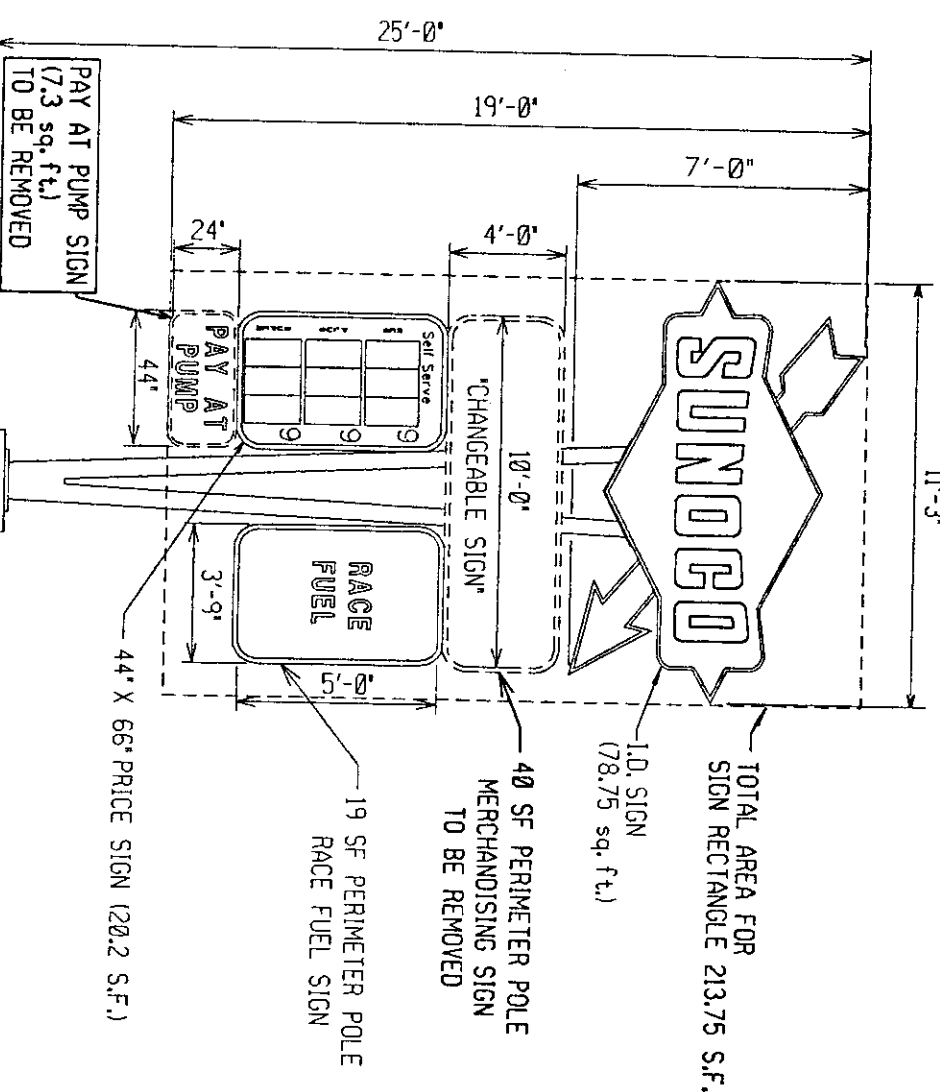
EXISTING CENTER MOUNT DETAIL 'C'
TO BE REMOVED
SCALE NONE



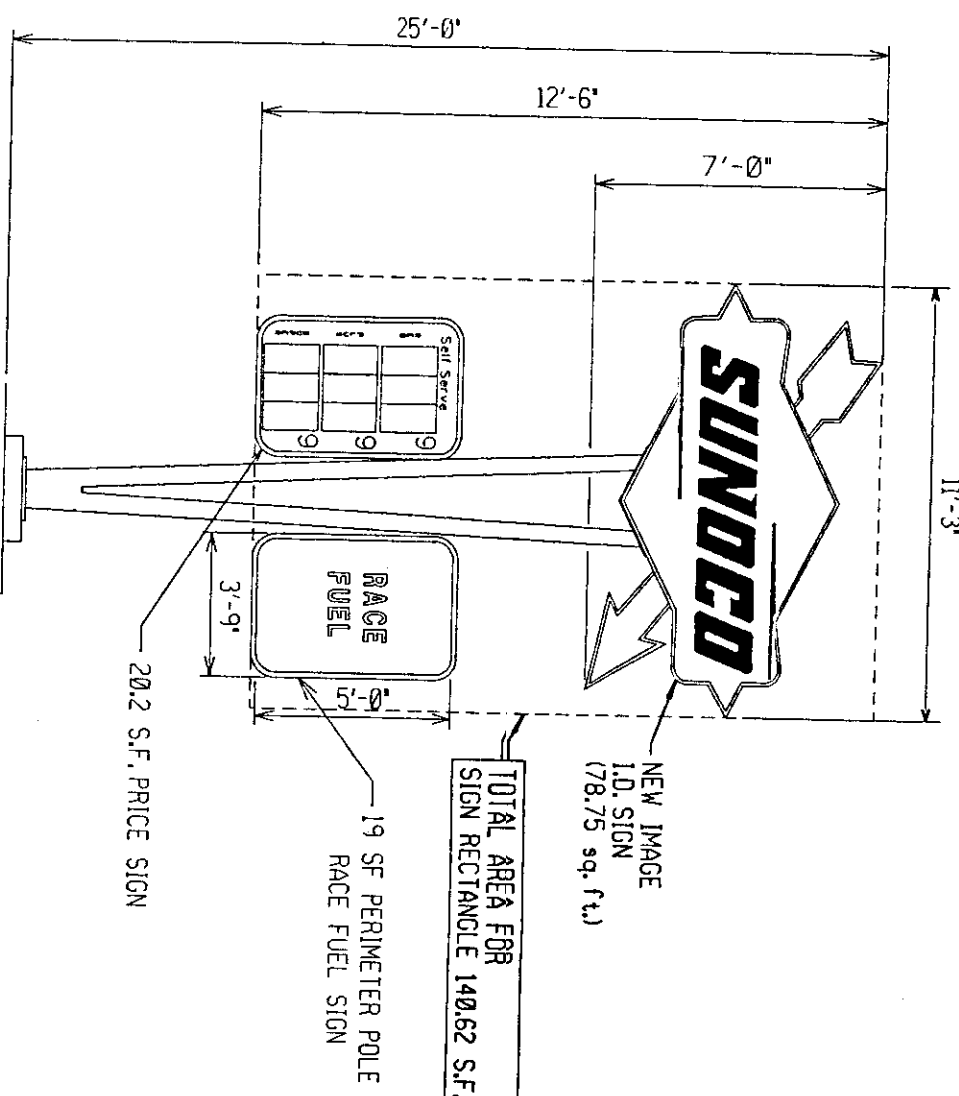
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APPROXIMATE SIGNAGE 133.5 S.F.
SCALE NONE



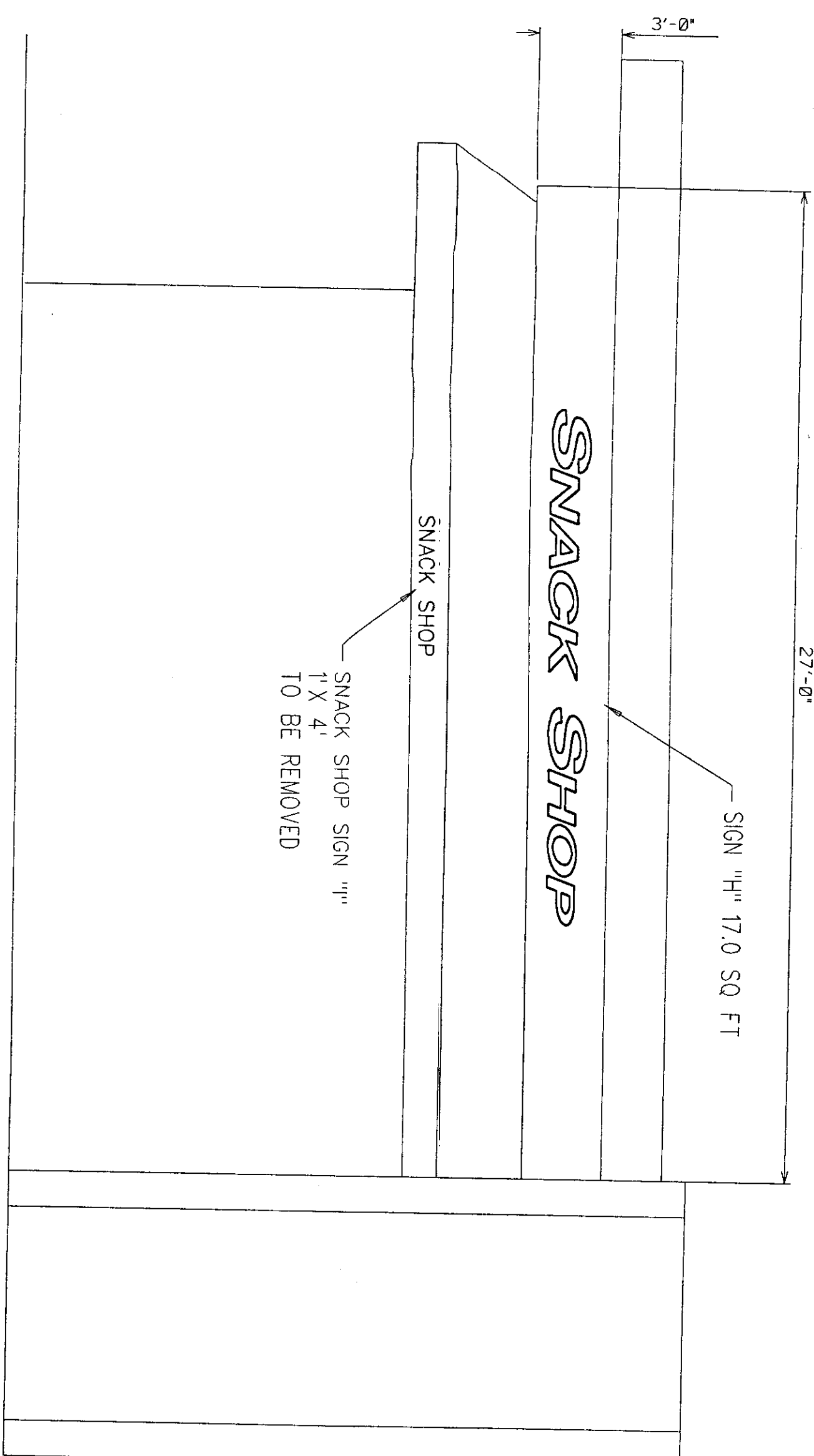
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APPROXIMATE SIGNAGE 68.8 S.F.
SCALE NONE



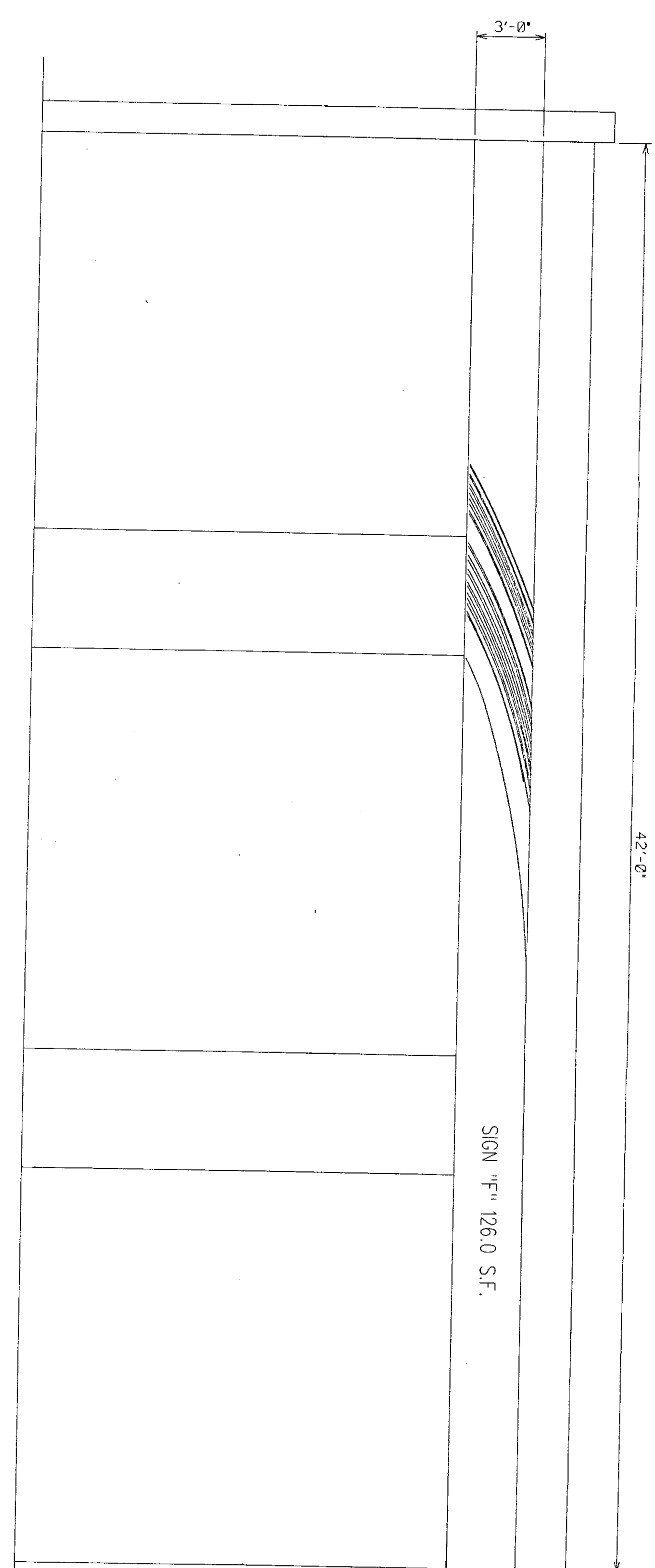
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APPROXIMATE SIGNAGE 23.75 S.F.
SCALE NONE



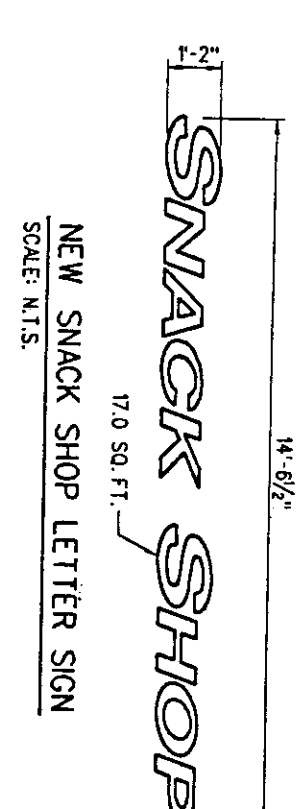
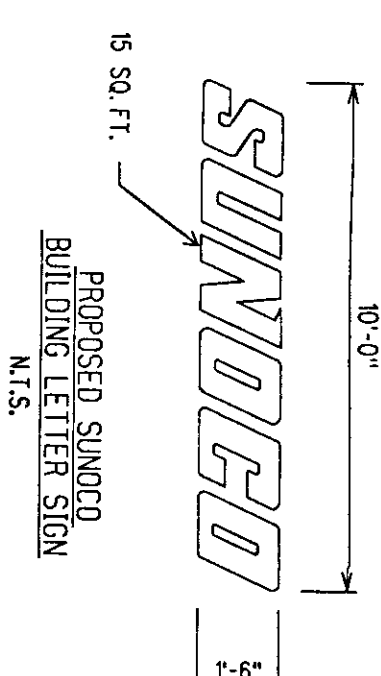
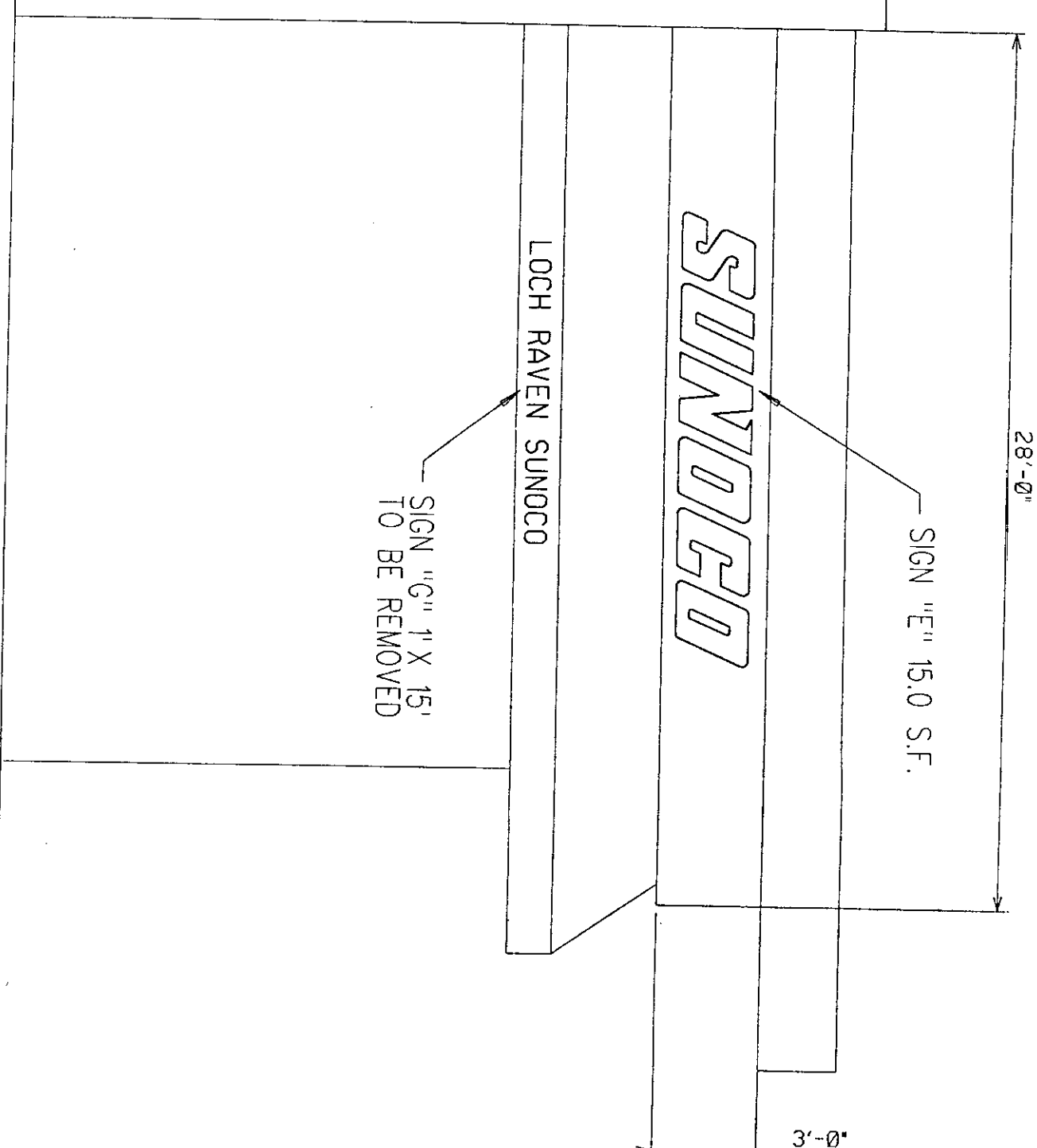
MODIFIED EXISTING ADVERTISING SIGN DETAIL 'B'
APPROXIMATE SIGNAGE 14.62 S.F.
SCALE NONE



RIGHT SIDE ELEVATION
NOT TO SCALE



FRONT ELEVATION OF BUILDING
NOT TO SCALE



NO.	DATE	REVISIONS	BY	CHKD	APP'D
1	11/28/99	REVISED PER PLAN REVISIONS	AKS	ETW	ETW
2	12/01/99	REVISED PER SETTING AND SITE INFORMATION ON 02/24/01	AKS	ETW	CAS
3	12/01/99	REVISED TO SHOW SIGNAGE AND 'C' TO BE REMOVED, SIGN 'B'	AKS	ETW	CAS
4	12/01/99	REVISED PER SETTING AND SITE INFORMATION ON 02/24/01	AKS	ETW	CAS

SUNOCO Inc.
Engineering Department
Wilmington, DE

8000 LOCH RAVEN BLVD.
ELEC. DIST. 9 COUNCILMANIC DIST. 6
BALTIMORE CO. MD

PROJECT NO.
E92116

SIGN DETAILS

EST. PROJECT NO.	001606
EST. PROJECT NO.	200
EST. PROJECT NO.	200

ES ENGINEERING SOLUTIONS, INC.
5000 GUNPOWDER RD.
BALTIMORE, MD 21286-1019

DESIGNED BY	ETW	DATE	11/28/99
CHECKED BY	AKS	DATE	12/01/99
APPROVED BY	AKS	DATE	12/01/99
PROJECT NO.	0003-5287	SCALE	SG-2
SHEET NO.	4	TOTAL SHEETS	4

